



Community and Economic Development Department Planning Commission Findings, Facts and Recommendation

Application: A North Bend Municipal Code Docket proposing to include Indoor Commercial Recreation as a permitted use in the Urban Separator Overlay District.

Applicant: Beth Burrows
7829 Center Blvd. SE, #204
Snoqualmie, WA 98065

Date: Planning Commission reviewed this document on February 26th, March 12th and March 26th 2015

Permitted and Conditional Land Uses Regulation (Section 2.23) Docket Amendment

Description of Proposal:

The applicant submitted a docket request on October 14th, 2014 to amend the NBMC 18.10.030 Table of Permitted and Conditional Uses to permit Indoor Commercial Recreation as an allowed use in the Urban Separator Overlay District. The applicant's intent of the docket was specifically related to indoor shooting ranges. This brought up the question of whether Indoor Shooting Ranges should fall under Indoor Commercial Recreation, due to the fact the use may not be appropriate in all the zones that Indoor Commercial Recreation would be allowed.

The docket request resulted in the following three proposed amendments;

- 1) The first amendment would expand the number of zoning districts where an Indoor Commercial Recreation Facility would be permitted. Currently, pursuant to NBMC 18.10.030 Table of Permitted and Conditional Uses, the use is currently allowed within the EP1 and EP2 zoning districts. The proposal would expand the allowance of this use to include the following additional commercial districts; NB, DC, IC, IMU, and USOD.
- 2) The second amendment would include a specific use subcategory for an "Indoor Shooting Range, (Gun & Archery)" to NBMC 18.10.030 Table of Permitted and Conditional Use and allow that use within the EP-1, EP-2, and IC zoning districts.
- 3) The third amendment would include performance standards to be added to NBMC 18.10.050 Land Use Performance Standards (refer to Performance Standards Table on page two, amendment II).

SEPA: The proposed NBMC amendment is subject to the State Environmental Policy Act (SEPA). A SEPA Determination of Non-Significance was issued on February 25, 2015. No public comment on the SEPA Determination was received.

Public Hearing: A public hearing was held on March 12 and March 26, 2015 to hear public testimony regarding these Code Amendments. The comments received came from the applicant and the Executive Director of

Encompass. The Executive Director of Encompass expressed an interest to ensure that if the use was to be allowed in the USOD zoning district, and therefore in close proximity to Encompass or any school, that consideration of any impacts to the school from the use be considered. Ultimately the Planning Commission did not recommend the use to be allowed in the USOD district.

Municipal Code Amendment Process: Municipal Code Amendments are governed by NBMC 20.08.070 through 20.08.110, which is evaluated in the staff report below.

PLANNING COMMISSION RECOMMENDATION

Based on the findings and facts stated herein, the North Bend Planning Commission recommends that the North Bend Municipal Code should read as follows:

NBMC 18.10.030 Table of Permitted and Conditional Uses													
LAND USES:	LDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	ENB-MPOD and LCOD	TL-MPOD
2.23 Indoor Commercial Recreation Facilities				P	P	P	P	P	P	P			
2.23a Indoor Shooting Range* (Gun & Archery)						P			P	P			

NBMC 18.10.050 Performance Standards	
Type of Land Use:	Performance Standards
2.22 Recreational Vehicle Park	Language does not change, just updating associated numbering.

<p>2.23a Indoor Shooting Range (Guns and/or Archery)</p>	<p>A. All indoor shooting ranges shall comply with applicable local, state and federal laws, standards and regulations.</p> <p>B. All indoor shooting ranges shall implement industry best management practices.</p> <p>D. Noise Abatement: The building design or use must incorporate sound reduction techniques so that noise levels from the discharge of firearms do not exceed 50 dB as measured at the property line to residential zoned properties. Refer to NBMC 8.26, Noise Abatement and Control for all other zones.</p> <p>E. Ventilation: HEPA filters are required for exhaust fans.</p> <p>F. Solid Lead: The application must provide a plan for the safe removal and disposal of lead and lead dust. Lead and lead dust may not be disposed of in either the storm or sanitary sewer system.</p> <p>G. Containment: Bullet traps, range walls, floors and ceilings must capture all bullets and arrows. Bullet traps, floors, walls and ceilings must all be sufficiently strong to prevent bullets and/or arrows from leaving the range room.</p> <p>H. Security: The application must include a security plan which at a minimum contains a continuously operating video surveillance system located on all exterior entrances.</p>
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